

Fill in this information to identify the case:

Debtor 1 Blake James Reynolds

Debtor 2 Lisa Marie Burchett Reynolds
(Spouse, if filing)

United States Bankruptcy Court for the: Middle District of North Carolina

Case number 18-80240

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association,
Name of creditor: as Trustee of the Chalet Series IV Trust

Court claim no. (if known): 8-1

Last 4 digits of any number you use to
identify the debtor's account:

4 5 1 1

Date of payment change:

Must be at least 21 days after date
of this notice 02/01/2021

New total payment:

Principal, interest, and escrow, if any \$ 1,447.81

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**

☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 340.35

New escrow payment: \$ 346.27

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1

Blake James Reynolds

First Name

Middle Name

Last Name

Case number (if known) 18-80240**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X/s/ D. Anthony Sottile

Signature

Date 12/17/2020

Print:

D. Anthony Sottile

First Name

Middle Name

Last Name

Title Authorized Agent for Creditor

Company

Sottile & Barile, LLC

Address

394 Wards Corner Road, Suite 180

Number

Street

Loveland

City

OH

State

45140

ZIP Code

Contact phone

513-444-4100Email bankruptcy@sottileandbarile.com

BLAKE J REYNOLDS
58 BUTTONWOOD CT
PITTSBORO NC 27312

Analysis Date: December 10, 2020

Property Address: 58 BUTTONWOOD CRT PITTSBORO, NC 27312

Final

Loan: XXXXXXXXXX

**Annual Escrow Account Disclosure Statement
Account History**

This is a statement of actual activity in your escrow account from Feb 2020 to Jan 2021. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

| Payment Information | Current: | Effective Feb 01, 2021: |
|----------------------------|-------------------|--------------------------------|
| Principal & Interest Pmt: | 1,101.54 | 1,101.54 |
| Escrow Payment: | 340.35 | 346.27 |
| Other Funds Payment: | 0.00 | 0.00 |
| Assistance Payment (-): | 0.00 | 0.00 |
| Reserve Acct Payment: | 0.00 | 0.00 |
| Total Payment: | \$1,441.89 | \$1,447.81 |

| Escrow Balance Calculation | |
|------------------------------------|-----------------|
| Due Date: | Dec 01, 2020 |
| Escrow Balance: | 266.66 |
| Anticipated Pmts to Escrow: | 680.70 |
| Anticipated Pmts from Escrow (-): | 0.00 |
| Anticipated Escrow Balance: | \$947.36 |

| Date | Payments to Escrow | | Payments From Escrow | | Description | Escrow Balance | |
|----------|--------------------|-------------------|----------------------|-------------------|--------------------------|----------------|----------|
| | Anticipated | Actual | Anticipated | Actual | | Required | Actual |
| | | | | | Starting Balance | 1,701.74 | 1,018.35 |
| Feb 2020 | 340.35 | | | | * | 2,042.09 | 1,018.35 |
| Mar 2020 | 340.35 | 340.35 | | | | 2,382.44 | 1,358.70 |
| Apr 2020 | 340.35 | 340.35 | | | | 2,722.79 | 1,699.05 |
| May 2020 | 340.35 | 340.35 | | | | 3,063.14 | 2,039.40 |
| Jun 2020 | 340.35 | 680.70 | | | * | 3,403.49 | 2,720.10 |
| Jul 2020 | 340.35 | | | | * | 3,743.84 | 2,720.10 |
| Aug 2020 | 340.35 | 340.35 | | | | 4,084.19 | 3,060.45 |
| Aug 2020 | | | | 1,084.00 | * Homeowners Policy | 4,084.19 | 1,976.45 |
| Sep 2020 | 340.35 | 340.35 | 1,023.00 | | * Homeowners Policy | 3,401.54 | 2,316.80 |
| Oct 2020 | 340.35 | 340.35 | 3,061.19 | 3,071.19 | * County Tax | 680.70 | (414.04) |
| Nov 2020 | 340.35 | 340.35 | | | | 1,021.05 | (73.69) |
| Dec 2020 | 340.35 | 340.35 | | | | 1,361.40 | 266.66 |
| Jan 2021 | 340.35 | | | | * | 1,701.75 | 266.66 |
| | | | | | Anticipated Transactions | 1,701.75 | 266.66 |
| Dec 2020 | | 340.35 | | | | | 607.01 |
| Jan 2021 | | 340.35 | | | | | 947.36 |
| | <u>\$4,084.20</u> | <u>\$4,084.20</u> | <u>\$4,084.19</u> | <u>\$4,155.19</u> | | | |

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 4,084.19. Under Federal law, your lowest monthly balance should not have exceeded 680.70 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Borrower: BLAKE J REYNOLDS

Loan: XXXXXXXXXX

**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

| Date | Anticipated Payments | | Description | Escrow Balance | |
|----------|----------------------|-------------------|-------------------|----------------|----------|
| | To Escrow | From Escrow | | Anticipated | Required |
| | | | Starting Balance | 947.36 | 1,731.29 |
| Feb 2021 | 346.27 | | | 1,293.63 | 2,077.56 |
| Mar 2021 | 346.27 | | | 1,639.90 | 2,423.83 |
| Apr 2021 | 346.27 | | | 1,986.17 | 2,770.10 |
| May 2021 | 346.27 | | | 2,332.44 | 3,116.37 |
| Jun 2021 | 346.27 | | | 2,678.71 | 3,462.64 |
| Jul 2021 | 346.27 | | | 3,024.98 | 3,808.91 |
| Aug 2021 | 346.27 | | | 3,371.25 | 4,155.18 |
| Sep 2021 | 346.27 | 1,084.00 | Homeowners Policy | 2,633.52 | 3,417.45 |
| Oct 2021 | 346.27 | 3,071.19 | County Tax | (91.40) | 692.53 |
| Nov 2021 | 346.27 | | | 254.87 | 1,038.80 |
| Dec 2021 | 346.27 | | | 601.14 | 1,385.07 |
| Jan 2022 | 346.27 | | | 947.41 | 1,731.34 |
| | <u>\$4,155.24</u> | <u>\$4,155.19</u> | | | |

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 692.53. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 692.53 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is 947.36. Your starting balance (escrow balance required) according to this analysis should be \$1,731.29. This means you have a shortage of 783.93. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be 4,155.19. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

Borrower: BLAKE J REYNOLDS

Loan: [REDACTED]

New Escrow Payment Calculation

| | |
|-----------------------------|-----------------|
| Unadjusted Escrow Payment | 346.27 |
| Surplus Amount: | 0.00 |
| Shortage Amount: | 0.00 |
| Rounding Adjustment Amount: | 0.00 |
| Escrow Payment: | <u>\$346.27</u> |

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF NORTH CAROLINA
DURHAM DIVISION**

In Re:

Case No. 18-80240

Blake James Reynolds
Lisa Marie Burchett Reynolds

Chapter 13

Debtors.

Judge Catharine R. Aron

CERTIFICATE OF SERVICE

I certify that on December 17, 2020, a copy of the foregoing Notice of Mortgage Payment Change was filed electronically. Notice of this filing will be sent to the following party/parties through the Court's ECF System. Party/Parties may access this filing through the Court's system:

John T. Orcutt, Debtors' Counsel
postlegal@johnorcutt.com

Richard M. Hutson, II, Chapter 13 Trustee
office@c13dur.com

Office of the United States Trustee
(registeredaddress)@usdoj.gov

I further certify that on December 17, 2020, a copy of the foregoing Notice of Mortgage Payment Change was mailed by first-class U.S. Mail, postage prepaid and properly addressed to the following:

Blake James Reynolds, Debtor
58 Buttonwood Court
Pittsboro, NC 27312

Lisa Marie Burchett Reynolds, Debtor
58 Buttonwood Court
Pittsboro, NC 27312

Dated: December 17, 2020

/s/ D. Anthony Sottile

D. Anthony Sottile
Authorized Agent for Creditor
Sottile & Barile, LLC
394 Wards Corner Road, Suite 180
Loveland, OH 45140
Phone: 513.444.4100
Email: bankruptcy@sottileandbarile.com